050.A	0001	0033.0	1 of 1	Condominium		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	545,300 / 545,300
					USE VALUE:	545,300 / 545,300
					ASSESSED:	545,300 / 545,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		RUSSELL PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SONNENBERG LILLIAN	Prim
Owner 2:		Prim
Owner 3:		Prim
Street 1:	33 RUSSELL PL	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474 Type:	

PREVIOUS OWNER

Owner 1:	CONTARINO ANGELOR R & JEANNE M -
Owner 2:	-
Street 1:	33 RUSSELL PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1067 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	545,300			545,300
Total Card	0.000	545,300			545,300
Total Parcel	0.000	545,300			545,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.06 | /Parcel: 511.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 050.A-0001-0033.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	535,900	0	.		535,900	535,900	Year End Roll	12/18/2019
2019	102	FV	505,600	0	.		505,600	505,600	Year End Roll	1/3/2019
2018	102	FV	461,500	0	.		461,500	461,500	Year End Roll	12/20/2017
2017	102	FV	415,600	0	.		415,600	415,600	Year End Roll	1/3/2017
2016	102	FV	415,600	0	.		415,600	415,600	Year End	1/4/2016
2015	102	FV	496,300	0	.		496,300	496,300	Year End Roll	12/11/2014
2014	102	FV	438,500	0	.		438,500	438,500	Year End Roll	12/16/2013
2013	102	FV	501,900	0	.		501,900	501,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14766

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONTARINO ANGEL	41327-7		10/31/2003		445,000	No	No		DEEDED ECL USE PARKNG 2 CARS
RUSSELL PLACE D	39702-231		6/26/2003	Sub Sale	397,375	No	No		DEEDED ECL. USE PARKING 1 CAR

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2015	203	Redo Bas	38,800					Finish basement fo

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2017	Measured	DGM	D Mann
5/21/2015	Permit Insp	PC	PHIL C
4/1/2013	Info Fm Plan	BR	B Rossignol
2/4/2004	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0	Sq. Ft.	Site		0	0.	0.00	7511													G5	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 250306
GIS Ref:
GIS Ref:
Insp Date: 09/27/17

!14766!

PRINT

Date	Time
12/11/20	04:34:45

LAST REV

Date	Time
09/27/17	09:30:42

danam

USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	G - Ground Floor
% Own:	2.632999897
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.8	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	1.06232429
Const Adj.:	0.99246252
Adj $ / SQ:	258.308
Other Features:	50873
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572823
Depreciation:	27495
Depreciated Total:	545327

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 1067,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,067	258.310	275,614

Net Sketched Area:	1,067			Total:	275,614
Size Ad	1067	Gross Are	1067	FinArea	1067

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	453.20
Special Features:	0	Val/Su Net:	511.06
Final Total:	545300	Val/Su SzAd	511.06

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.A-0001-0033.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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